



THE CITY OF BUFFALO
The City of Buffalo Zoning Board of Appeals

901 City Hall

Minutes • May 17, 2017

Buffalo, NY 14202
<http://www.city-buffalo.com>
 James Lewis

Regular

OSP Conference Room
 901 City Hall, 65 Niagara Sq., Buffalo, NY 14202

2:00 PM

I. Call to Order

The meeting was called to order at 2:00 PM by Vice Chairman Anthony Diina

Attendee Name	Present	Absent	Late	Arrived
Bernice Radle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Thomas Dearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Janice McKinnie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
James A. Lewis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2:10 PM
Anthony Diina	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. Minutes Approval

Zoning Board of Appeals - Regular - Apr 19, 2017 2:00 PM **Accepted**

III. Agenda Items

1. 2929 Main Street - Construct 320 dwelling units and commercial space; In excess of permitted front and interior side yards; Deficient in required tree conservation; Deficient in required interior parking lot landscape; and In excess of permitted driveway width (9431727). N-1C Zone. Section 496-3.2.11.D, -7.1.3, -7.1.5.C, and -8.3.2. (Unlisted-Uncoordinated) **Closed Public Hearing**

2929 Main Street - Construct Mixed Use Project including 320 apartments, office and retail **Tabled**

2. 16 Cleveburn Place - Construct an Addition to a Single-Family Home; Deficient in Rear Yard (9431633). N-2R Zone. Section 496-3.2.6.D (Type II) **Closed Public Hearing**

16 Cleveburn Place - Construct an Addition to a Single-Family Home; Deficient in Rear Yard (9431633). N-2R Zone. Section 496-3.2.6.D (Type II) **Approve Variance**

3. 298 Dewitt Street - Construct an Addition Between Two Detached Houses to Create One Interconnected House; in Excess of Permitted Front Setback (9431581). N-2R Zone. Section 496-3.2.6.D. (Type II) **Closed Public Hearing**

298 Dewitt Street - Construct an Addition Between Two Detached Houses to Create One Interconnected House; in Excess of Permitted Front Setback (9431581). N-2R Zone. Section 496-3.2.6.D. (Type II) **Approve Variance**

4. 324 Elmwood Avenue - Establish Vehicle Sales Lot; Vehicle Sales Must be Located Within a Fully Enclosed Building (9431583). N-2E Zone. Section 496-6.1.5.Z (Unlisted-Uncoordinated) **Tabled**

5. 1657 Broadway - Construct Addition to Auto Repair Garage; Deficient in Rear Yard (9431539). D-S Zone. Section 496-4.4.4 (Type II) **Tabled**

6. 122 Gibson Street - Addition of Dwelling Unit; in Excess of Permitted Residential Density (9427454). N-3R Zone. Section 496-3.2.1.E. (Type II)**Tabled**
7. 65 Louisiana Street - Install Roof Deck on Garage; Deficient in Setback from Front Facade (9431667). N-2R Zone. Section 496-6.2.2.AH. (Type II)**Tabled**
8. 74 Colonial Circle - Install a Fence; Not Permitted to Encroach Upon Public Right-Of-Way (9431627). N-2R Zone. Section 496-7.2.1.C. (Type II)**Tabled**
9. 80 Milton Street - Establish a Contractor Storage Facility; Use Not Permitted in Zone (9429996). N-3R Zone. Section 496-6.1.1. (Unlisted- Uncoordinated)**Tabled**
10. 135 Herman Street - Construct an Accessory Parking Lot; Use Not Permitted in Zone (9429935). N-3R Zone. Section 496-6.1.1. (Unlisted-Uncoordinated)**Tabled**
11. 109 Mayer Avenue - Establish a Contractor Storage Yard; Use Not Permitted in Zone (9431528). N-3R Zone. Section 496-6.1.1. (Unlisted-Uncoordinated)**Tabled**
12. 2695 Bailey Avenue - Establish Two Storage Containers in Rear Yard; Storage Containers Not Permitted as Permanent Uses (9429672). D-S Zone. Section 496-6.3.2.E. (Unlisted-Uncoordinated)**Tabled**
13. 56 Rugby Road - Construct Driveway; in Excess of Permitted Driveway Width (9429998). N-3R Zone. Section 496-8.3.2.B. (Type II)**Tabled**
14. 138 Tennessee Street - Establish Parking Pad; Not Permitted in Front Yard (9431656). N-3R Zone. Section 496-8.3.3.A (Type II)**Tabled**
15. 16 Trowbridge Street - Establish Parking Pad; Not Permitted in Front Yard (9431658). N-3R Zone. Section 496-8.3.3.A. (Type II)**Tabled**
16. 80 Troupe Street - Establish Parking Pad; Not Permitted in Front Yard (9431669). N-3R Zone. Section 496-8.3.3.A. (Type II)**Tabled**
17. 77 Trowbridge Street - Establish Parking Pad; Not Permitted in Front Yard (9431655). N-3R Zone. Section 496-8.3.3.A. (Type II)**Tabled**
18. 16 Lockwood Avenue - Establish Parking Pad; Not Permitted in Front Yard (9431654). N-3R Zone. Section 496-8.3.3.A. (Type II)**Tabled**
19. 104 West Woodside Avenue - Establish Parking Pad; Not Permitted in Front Yard (9431652). N-3R Zone. Section 496-8.3.3.A. (Type II)**Tabled**

IV. Adjournment

The meeting was closed at 4:35 PM

City Clerk